

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Parks and Recreation	(2) MEETING DATE 6/7/2016	(3) CONTACT/PHONE Larry laquinto 805-781-5209	
(4) SUBJECT Proposed amendment to the existing concession contract with Eco Learn dba Vista Lago Adventure Park, District 4			
(5) RECOMMENDED ACTION It is recommended that the Board of Supervisors approve the proposed amendment to the concession agreement with Eco Learn LLC dba Vista Lago Adventure Park within the Lopez Lake Recreation Area (LLRA) by 4/5 vote.			
(6) FUNDING SOURCE(S) N/A	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { X } Consent { } Presentation { } Hearing (Time Est. ____) { } Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS { } Resolutions { X } Contracts { } Ordinances { } N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A { X } 4/5 Vote Required { } N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY { } N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW David E. Grim			
(18) SUPERVISOR DISTRICT(S) District 4			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Parks and Recreation / Larry laquinto
805-781-5209

DATE: 6/7/2016

SUBJECT: Proposed amendment to the existing concession contract with Eco Learn dba Vista Lago Adventure Park, District 4

RECOMMENDATION

It is recommended that the Board of Supervisors approve the proposed amendment to the concession agreement with Eco Learn LLC dba Vista Lago Adventure Park within the Lopez Lake Recreation Area (LLRA) by 4/5 vote.

DISCUSSION

Eco Learn LLC dba Vista Lago Adventure Park (Concessionaire) has been open and operating the aerial challenge course and zip line park for approximately 16 months within the Vista Lago Area of LLRA. Vista Lago Adventure Park is a facilitated aerial challenge course built on wood poles with minimal impact to the surrounding environment. The adventure park includes a main aerial challenge course consisting of 25 - 30 elements on two different heights, a beginner's / children's course with 8-10 elements, 4 zip lines between elements and a Quick Jump™ free fall element (See Attachment 1). The Board of Supervisors approved the original concession agreement with Eco Learn in May of 2014, BOS Agenda Item 308/2014.

The intent of the concessionaire was to eventually expand the park after operating for a period of time, determine types of user demand and how they may be able to accommodate it, and remain competitive in the industry. The Concessionaire operating the Adventure Park has proven themselves to be a very competent company and a good partner with the Department of Parks and Recreation (County Parks). They have recently approached County Parks with a plan to add two new zip lines to the existing park as shown in attachment 2. Additionally the concessionaire will be removing one of the existing shorter zip lines (350') that has rarely been utilized. One of the new zip lines will span approximately 1400' from an existing platform in the Adventure Park to the destination point shown in attachment 2 which is partially outside of the originally approved boundaries of the Adventure Park. From there the second additional zip line will span approximately 700' back to a platform area within the existing boundaries of the Adventure Park. These additional zip lines would be exciting zip runs that would attract a lot of attention to their facility and to County Parks.

As per County Parks agreement with the Zone 3 Water District, Section 7, Construction On Premises, County Parks noticed Zone 3 Water District of our support for this project at their May 26, 2016 meeting. The Parks and Recreation Commission also recommended the Board of Supervisors approve the proposed new boundaries presented by the concessionaire as shown in Exhibit A (attached). County Parks supports the proposed amendment to the concession contract and would like to move forward with this project if approved by the Board of Supervisors. The amendment to the existing concession contract consists of revising Exhibit A (attached) to include the proposed expanded boundaries for Vista Lago Adventure Park. All applicable permits and approvals associated with the design and operation of this type of facility would be the responsibility of the concessionaire.

Vista Lago Adventure Park is located in a high use area of the Lopez Lake Recreation Area between the Mustang Water Park and Vista Lago swim area (See attachment 3). This facility has quickly become popular and these proposed improvements would make it a more popular tourist destination. The two additional proposed zip lines would also be located in the active part of the LLRA as to be sensitive to the passive areas of this dynamic facility.

A Cultural Resources Inventory Report (CRIR) was completed in May of 2014 as part of the project requirements when this facility was first built. The CRIR included the area where these two new zip lines are proposed to be installed. The project improvements will have little impact to the surrounding area. The majority of the improvements for this project will be installed over the existing adventure park facility and a smaller portion will terminate at the island adjacent to the adventure park. Then, the second zip line will carry the rider from that point back to a landing area that is in the existing boundaries of the Adventure Park (see attachment 2). It is the intent of the concessionaire to not disturb any trees as a result of this project. However County Parks will require additional native tree and other plantings to screen the improvements as needed and enhance the surrounding area. The existing concessionaire agreement between County Parks and Eco Learn LLC dba Vista Lago Adventure Park would be modified to include the new boundaries for the park shown in Exhibit A. All construction and operational costs for the facility will be the responsibility of the concessionaire.

OTHER AGENCY INVOLVEMENT/IMPACT

SLO County Parks, Zone 3 Water District, the Parks and Recreation Commission, and Planning either have contributed, or, will be contributing throughout the planning, implementation and approval process of this proposal.

FINANCIAL CONSIDERATIONS

There is no financial impact to County Parks for the implementation and operation of the Vista Lago Adventure Park improvements as outlined in this report. All associated costs will be the responsibility of the concessionaire.

RESULTS

Approval of the concession contract amendment between County Parks and Eco Learn dba Vista Lago Adventure Park will provide the community desired services at no cost to the county. These services are consistent with County Parks' mission of providing diverse opportunities for recreation and the personal enrichment of the County's residents and visitors while protecting its natural, cultural and historic resources. Providing these recreational services also supports the Board's goals of providing a healthy and livable community.

ATTACHMENTS

1. Attachment 1 – Existing Adventure Park
2. Attachment 2 – New Zip Line Locations
3. Attachment 3 – Map of High Use Areas
4. Exhibit A – Additional Boundaries of Adventure Park